



Arlington Zoning Board of Appeals

Date: Tuesday, January 28, 2025
Time: 7:30 PM
Location: Conducted by Remote Participation
Additional Details:

Agenda Items

Administrative Items

1. **Conducted by Remote Participation**

You are invited to a Zoom meeting on Jan 28, 2025 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting: <https://town-arlington-ma-us.zoom.us/join/tZUkc-CorJlqH935EaNb-vl2B5YY70ODpLJK>

After registering, you will receive a confirmation email containing information about joining the meeting.

Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments may be provided by email to ZBA@town.arlington.ma.us at least 48 hours prior to the start of the meeting.

Notice to the Public on meeting privacy In the interests of preventing abuse of videoconferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above.

2. **Member Vote: #3829 86 Rawson Rd Decision**

3. **Member Vote: #3828 190 Waverly Rd Decision**

Hearings

4. **#3833 131 Florence Ave**

OpenGov link: <https://arlingtonma.portal.opengov.com/records/207331>

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

Summary:

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Town of Arlington, Massachusetts

Member Vote: #3829 86 Rawson Rd Decision



Town of Arlington, Massachusetts

Member Vote: #3828 190 Waverly Rd Decision



Town of Arlington, Massachusetts

#3833 131 Florence Ave

Summary:

OpenGov link: <https://arlingtonma.portal.opengov.com/records/207331>

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	3833_131_Florence_Ave_Legal_Ad.pdf	3833 131 Florence Ave Legal Ad
▢ Reference Material	3833_131_Florence_Ave_Application_SP-24-35.pdf	3833 131 Florence Ave Application SP-24-35
▢ Reference Material	3822_131_Florence_Ave_Certified_Plot_Plan.pdf	3822 131 Florence Ave Certified Plot Plan
▢ Reference Material	3822_131_Florence_Ave_abutter_list_and_map.pdf	3822 131 Florence Ave abutter list and map



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

DOCKET NO **3830**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Stephen and Michelle Mulready**, on December 2, 2024, a petition seeking to alter their property located at **131 Florence Ave- Block Plan 159.0-0001-0002.B** Said petition would require a **Special Permit** under **6.1.10 A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on January 28, 2025, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend. **For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair
Zoning Board of Appeals

**SP-24-35**

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 12/2/2024





Primary Location

131 FLORENCE AVE
Arlington, MA 02476


Owner

MULREADY STEPHEN &
MICHELLE
FLORENCE AVE 131 ARLINGTON,
MA 02476

Applicant

 Stephen Mulready
 617-922-1187
 stephen.mulready@gmail.com
 131 Florence Ave
Arlington , MA 02476

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. *****Please LIST BYLAW(S)***** 

Bylaw 6.1.010A on page 115 of the Town of Arling Zoning Bylaws

Explain why the requested use is essential or desirable to the public convenience or welfare.*

Our garage is located on Wachusett Ave, which is a major bus route and walking route for children going to school. Getting out of the garage is difficult with the impaired sightlines into the sidewalk and street traffic. We also have two small children. Getting into and out of the garage with them is a safety issue as we sometimes have to rely on them not to walk away or stay in the house as we move cars.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

We currently park our cars in front of the house on the street during the day as its easier to get in and out of the house with two small children. Having the driveway will allow us to stop parking on the street and will help with traffic congestion. It will be easier to see pedestrians walking to and from the elementary school as the sight lines would be much improved over the garage. We also won't have to worry about getting our children into and out of the car.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

Our property is on a hillside and the water drains down the road to a storm drain. The driveway should not overload the current flow. However, if needed we are open to using some sort of permeable paver.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

The driveway will be less than 20 feet of frontage to Florence Ave.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

There are many examples of properties that have a drive to the side of the house in our district. We don't believe that the proposal is impairing the integrity of the district.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The proposed driveway will be at the front-side of the house and will be similar to property adjacent to ours (127 Florence Ave). We feel this is in keeping with the character of the neighborhood as many other properties have a similar layout.

Dimensional and Parking Information

Present Use/Occupancy *

R1 - Single Family

Proposed Use/Occupancy *

R1 - Single Family

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

4208

Proposed Gross Floor Area (Sq. Ft.)*

4208

Existing Lot Size (Sq. Ft.)*

6160

Proposed Lot Size (Sq. Ft.)* ?

6160

Minimum Lot Size required by Zoning*

4000

Existing Frontage (ft.)*

150

Proposed Frontage (ft.)*

150

Minimum Frontage required by Zoning*

50

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

68

Proposed Lot Coverage (%)*

68

Max. Lot Coverage required by Zoning*

80

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

4208

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

4208

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

12

Proposed Front Yard Depth (ft.)*

12

Minimum Front Yard Depth required by Zoning*

0

Existing SECOND Front Yard Depth (ft.)* ?

29

Proposed SECOND Front Yard Depth (ft.)* ?

29

Minimum SECOND Front Yard Depth required by Zoning*

0

?

Existing Left Side Yard Depth (ft.)* ?

0

Proposed Left Side Yard Depth (ft.)* ?

0

Minimum Left Side Yard Depth required by Zoning* ?

0

Existing Right Side Yard Depth (ft.)* ?

45

Proposed Right Side Yard Depth (ft.)* ?

45

Minimum Right Side Yard Depth required by Zoning*

0

?

Existing Rear Yard Depth (ft.)*

26

Proposed Rear Yard Depth (ft.)*

26

Minimum Rear Yard Depth required by Zoning*

0

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

262

Proposed Height (ft.)*

262

Maximum Height (ft.) required by Zoning*

0

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

3000

Proposed Landscaped Open Space (Sq. Ft.)*

2700

Existing Landscaped Open Space (% of GFA)*

71

Proposed Landscaped Open Space (% of GFA)*

64

**Minimum Landscaped Open Space (% of GFA)
required by Zoning***

10

Existing Usable Open Space (Sq. Ft.)*

3000

Proposed Usable Open Space (Sq. Ft.)*

3000

Existing Usable Open Space (% of GFA)* ?

71

Proposed Usable Open Space (% of GFA)* ?

71

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

3

**Minimum Number of Parking Spaces required by
Zoning***

2

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

0

Proposed type of construction*

0

Open Space Information

Existing Total Lot Area*

6160

Proposed Total Lot Area*

6160

Existing Open Space, Usable*

3000

Proposed Open Space, Usable*

3000

Existing Open Space, Landscaped*

3000

Proposed Open Space, Landscaped*

2700

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

—

Accessory Building, Proposed Gross Floor Area

—

Basement or Cellar, Existing Gross Floor Area ?

—

Basement or Cellar, Proposed Gross Floor Area

—

1st Floor, Existing Gross Floor Area

—

1st Floor, Proposed Gross Floor Area

—

2nd Floor, Existing Gross Floor Area

—

2nd Floor, Proposed Gross Floor Area

—

3rd Floor, Existing Gross Floor Area

—

3rd Floor, Proposed Gross Floor Area

—

4th Floor, Existing Gross Floor Area

—

4th Floor, Proposed Gross Floor Area

—

5th Floor, Existing Gross Floor Area

—

5th Floor, Proposed Gross Floor Area

—

Attic, Existing Gross Floor Area ?

—

Attic, Proposed Gross Floor Area

—

Parking Garages, Existing Gross Floor Area ?

—

Parking Garages, Proposed Gross Floor Area

—

All weather habitable porches and balconies, Existing
Gross Floor Area

—

All weather habitable porches and balconies,
Proposed Gross Floor Area

—

Total Existing Gross Floor Area

0



Total Proposed Gross Floor Area

0



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



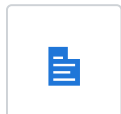
Applicant's Signature*



Stephen Mulready

Dec 2, 2024

Attachments



Supporting Documentation [worksheet and drawings]

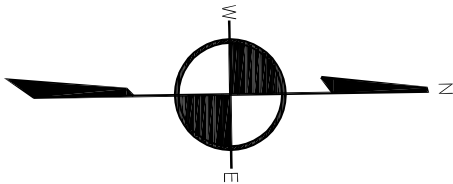
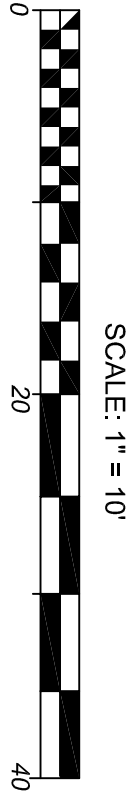
131 FLORENCE ARLINGTON CPP.pdf

Uploaded by Stephen Mulready on Dec 2, 2024 at 3:03 PM

REQUIRED

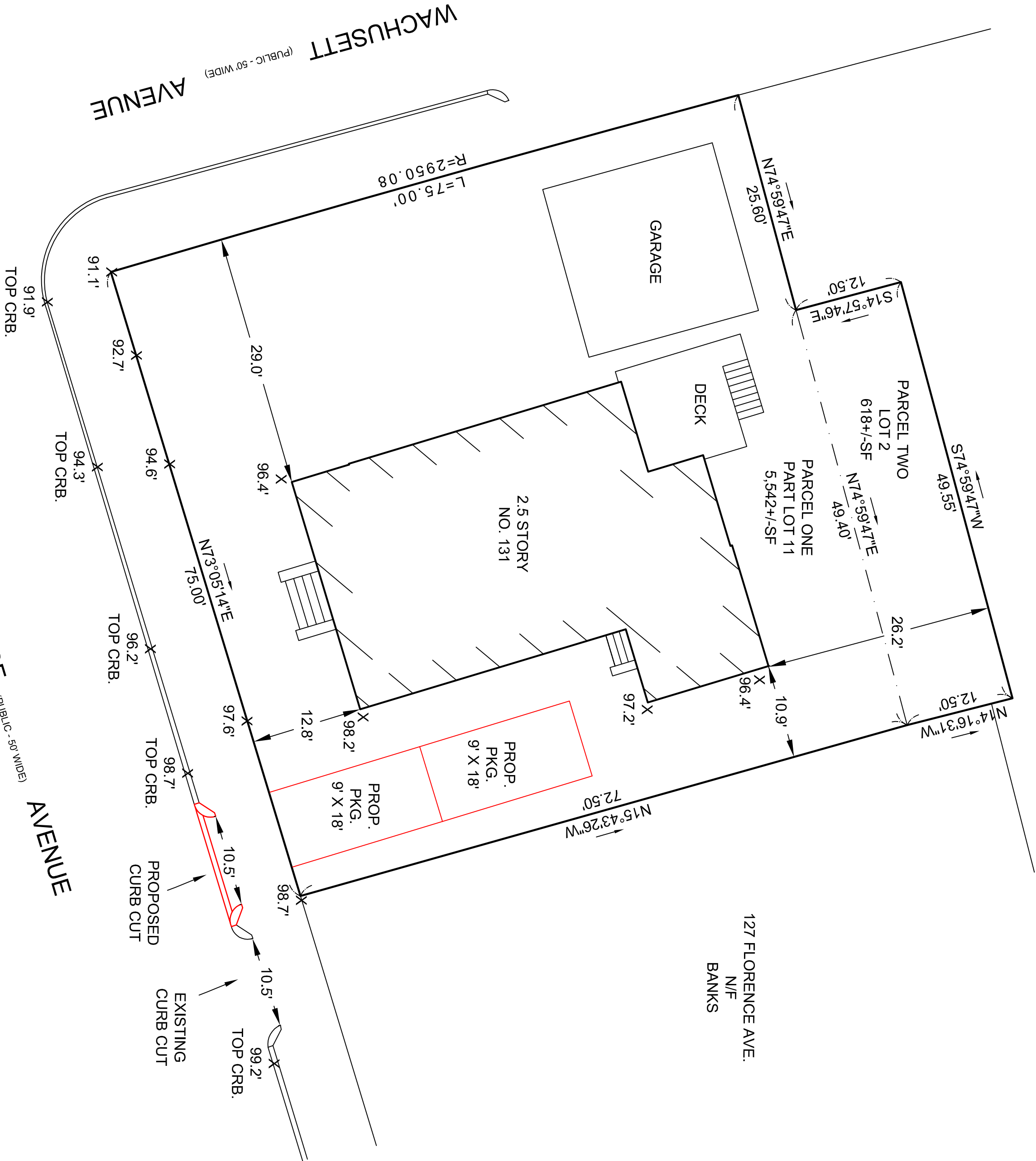
PLAN OF LAND

LOCATED AT
131 FLORENCE AVENUE
ARLINGTON, MA



104 WACHUSETT AVE.
N/F
PALFREYMAN

MASSACHUSETTS SURVEY
CONSULTANTS, LLC
95 TERRACE HALL AVE
BURLINGTON, MA
(617) 899-0703



ELEVATIONS & SPOT GRADES (X)

FIRST FLOOR: 100.0'
ROOF PEAK FROM FIRST FLOOR: 126.2'
AVERAGE ELEV. TOP CURB: 96.1'

REFERENCES

DEED: BOOK 82809, PAGE 243.
PLAN: 23875-B

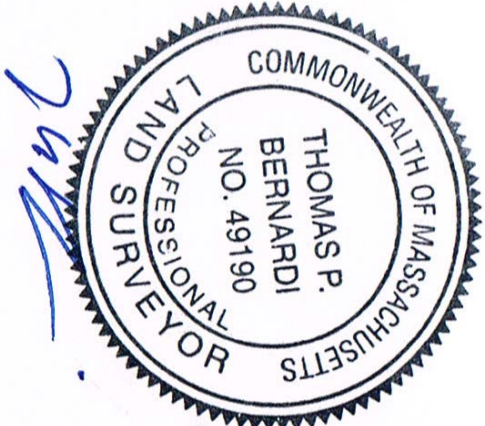
NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN NOVEMBER OF 2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.L.S.
DATE: NOVEMBER 29, 2024




CERTIFIED ABUTTERS LIST
Date: December 9, 2024

Subject Property Address: 131 FLORENCE AVE Arlington, MA

Subject Property ID: 159-1-2.B

Search Distance: 300 Feet - Zoning

Parcel ID:	Property Location	Owner 1	Owner 2	MAILING ADDRESS				
				Mailing Address 1	Mail Address 2	Town	State	Zip
159-1-1.A	104 WACHUSETT AVE	PALFREYMAN MARK THOMAS	VAN EPPS HEATHER	104 WACHUSETT AVE		ARLINGTON	MA	02476
159-1-1.B	127 FLORENCE AVE	BANKS LESLIE O/MARISE A		127 FLORENCE AVE		ARLINGTON	MA	02476
159-1-2.B	131 FLORENCE AVE	MULREADY STEPHEN & MICHELLE		131 FLORENCE AVE		ARLINGTON	MA	02476
159-2-1	128 WACHUSETT AVE	TOLLY WILLIAM G	LOWENSTEIN SHARYN S	128 WACHUSETT AVE		ARLINGTON	MA	02476
159-2-2	134 WACHUSETT AVE	JORDAHL THOMAS E	JORDAHL LAUREN J	134 WACHUSETT AVE		ARLINGTON	MA	02476
159-2-4	142 WACHUSETT AVE	VAN VOORHIES CHRISTOPHER M	VAN VOORHIES ROBIN E	142 WACHUSETT AVE		ARLINGTON	MA	02476
159-2-5.A	146 WACHUSETT AVE	GANDHI PRITESH/GLENDALYS		146 WACHUSETT AVE		ARLINGTON	MA	02476
159-4-1	145 FLORENCE AVE	LAMBRECHTS JAMES R-DONNA A		145 FLORENCE AVE		ARLINGTON	MA	02476
159-4-2	149 FLORENCE AVE	KENNEY MATTHEW JOSEPH	KENNEY NELLY	149 FLORENCE AVE		ARLINGTON	MA	02476
159-4-11	0-LOT FLORENCE AVE	TOWN OF ARLINGTON		730 MASS AVE		ARLINGTON	MA	02476
159-5-1.A	64 WAVERLY ST	DICARLO PETER J & MARY C		64 WAVERLEY ST		ARLINGTON	MA	02476
159-5-2.A	127 WACHUSETT AVE	DWYER DOROTHY E & STEPHEN D &	DWYER JOHN	127 WACHUSETT AVE		ARLINGTON	MA	02476
159-5-3	131 WACHUSETT AVE	DELL SANDRA J		131 WACHUSETT AVE		ARLINGTON	MA	02476
159-5-4	137 WACHUSETT AVE	XING JIAQI		137 WACHUSETT AVE		ARLINGTON	MA	02476
159-5-5	141 WACHUSETT AVE	MC LANE STEPHEN P & JANET/TR	2014 JANET MCLANE TRUST	25 STICKNEY TERR	C/O BOX 321	HAMPTON	NH	03843
159-5-20.B	76 WAVERLY ST	MULLEN THOMAS E &	MORRISON LYDIA A	76 WAVERLY ST		ARLINGTON	MA	02476
159-5-21.A	72 WAVERLY ST	NOLAN JEAN M		72 WAVERLEY ST		ARLINGTON	MA	02476
159-5-21.B	68 WAVERLY ST	O'CONNOR THOMAS/ETAL	O'CONNOR KAREN A	68 WAVERLEY ST		ARLINGTON	MA	02476
160-2-5	82 CLAREMONT AVE	MC GEE DOLORES J	MC GEE MICHAEL P	82 CLAREMONT AVE		ARLINGTON	MA	02476
160-2-6	80 CLAREMONT AVE	MANSFIELD JAMES R & INGRID M		80 CLAREMONT AVE		ARLINGTON	MA	02476
160-2-7	76 CLAREMONT AVE	TAM STANLEY & BRENDA W		76 CLAREMONT AVE		ARLINGTON	MA	02476
160-3-21.A	106 FLORENCE AVE	LOVELESS JILLIAN ANDERSON	LOVELESS KOLIN	106 FLORENCE AVE		ARLINGTON	MA	02476
160-4-1.A	63 CLAREMONT AVE	SCHILLING JULIA B		63 CLAREMONT AVE		ARLINGTON	MA	02476
160-4-2	67 CLAREMONT AVE	CARPENTER SCOTT L & SHERYL		67 CLAREMONT AVENUE		ARLINGTON	MA	02476
160-4-3	71 CLAREMONT AVE	DINGEE GRACE M/ TRUSTEE	GRACE M DINGEE NOMINEE TRUST	71 CLAREMONT AVE		ARLINGTON	MA	02476
160-4-4	75 CLAREMONT AVE	NASTUK MICHAEL D ETAL/ TRUSTEES	NASTUK FAMILY 2009 TRUST	75 CLAREMONT AVE		ARLINGTON	MA	02476
160-4-5	79 CLAREMONT AVE	COBB MICHAEL	WEATHERS JESSICA	79 CLAREMONT AVE		ARLINGTON	MA	02476
160-4-5.B	123 FLORENCE AVE	BLUMENAU PHILIP	PIEPOL JOANNE	123 FLORENCE AVE		ARLINGTON	MA	02476
160-4-7.A	119 FLORENCE AVE	LALLY JAMES R II		119 FLORENCE AVE		ARLINGTON	MA	02476
160-5-1	124 FLORENCE AVE	MARQUEZ JOSE H & SANDRA M		124 FLORENCE AVE		ARLINGTON	MA	02476
160-5-2	122 FLORENCE AVE	JULIANI CHRIS S & KRISTEN C		122 FLORENCE AVE		ARLINGTON	MA	02476
160-5-4	97 CLAREMONT AVE	ANDERSON DOMINQUE		905 E MCBERRY ST		TAMPA	FL	33603
160-5-5	97--A CLAREMONT AVE	MARIN JEREMY S	PERLA RACHEL A	97A CLAREMONT AVE		ARLINGTON	MA	02476
160-5-6	99 CLAREMONT AVE	GUTNER MICHAEL M	GUTNER REBECCA H	99 CLAREMONT AVE		ARLINGTON	MA	02476
160-5-7	103 CLAREMONT AVE	NOVECK DANIEL		103 CLAREMONT AVE		ARLINGTON	MA	02476
169-2-5	74 WACHUSETT AVE	BARAS ANDREA & HARALABOS		74 WACHUSETT AVE		ARLINGTON	MA	02476

**CERTIFIED ABUTTERS LIST**

Date: December 9, 2024

Subject Property Address: 131 FLORENCE AVE Arlington, MA

Subject Property ID: 159-1-2.B

Search Distance: 300 Feet - Zoning

Parcel ID:	Property Location	Owner 1	Owner 2	MAILING ADDRESS				
				Mailing Address 1	Mail Address 2	Town	State	Zip
169-2-6	0-LOT WACHUSETT AVE	DINGEE GRACE M/ TRUSTEE	GRACE M DINGEE NOMINEE TRUST	71 CLAREMONT AVE		ARLINGTON	MA	02476
169-2-7	0-LOT WACHUSETT AVE	DINGEE GRACE M/ TRUSTEE	GRACE M DINGEE NOMINEE TRUST	71 CLAREMONT AVE		ARLINGTON	MA	02476
169-2-8	88 WACHUSETT AVE	TYBJERG ADRIENNE E		88 WACHUSETT AVENUE		ARLINGTON	MA	02476
169-3-9	85 WACHUSETT AVE	ANDERSON BRIAN P	CHENG CATHERINE F	85 WACHUSETT AVE		ARLINGTON	MA	02476
169-3-10	89 WACHUSETT AVE	TARGUM ELLIOT P & BARBARA T	TRS/ ELLIOT P TARGUM 2023 REVO	89 WACHUSETT AVE		ARLINGTON	MA	02476
169-3-11	95 WACHUSETT AVE	GILBANE STEPHEN D	REICH DEBRA	95 WACHUSETT AVE		ARLINGTON	MA	02476
169-3-12	115 WACHUSETT AVE	LAMBRECHTS JAMES R & DONNA A		145 FLORENCE AVE		ARLINGTON	MA	02476
159-2-3	138 WACHUSETT AVE	MACKINNON PIERRE D & KAREN E		138 WACHUSETT AVE		ARLINGTON	MA	02476
160.A-5-118	118--120 FLORENCE AVE UNIT 118	MERSON BARBARA	KREMER MARTIN & GABRIEL	621 SLIGO RD		NORTH YARMOUTH	MA	04097
160.A-5-120	118--120 FLORENCE AVE UNIT 120	SHRIDHARE YOGESH & LORI		120 FLORENCE AVE		ARLINGTON	MA	02476

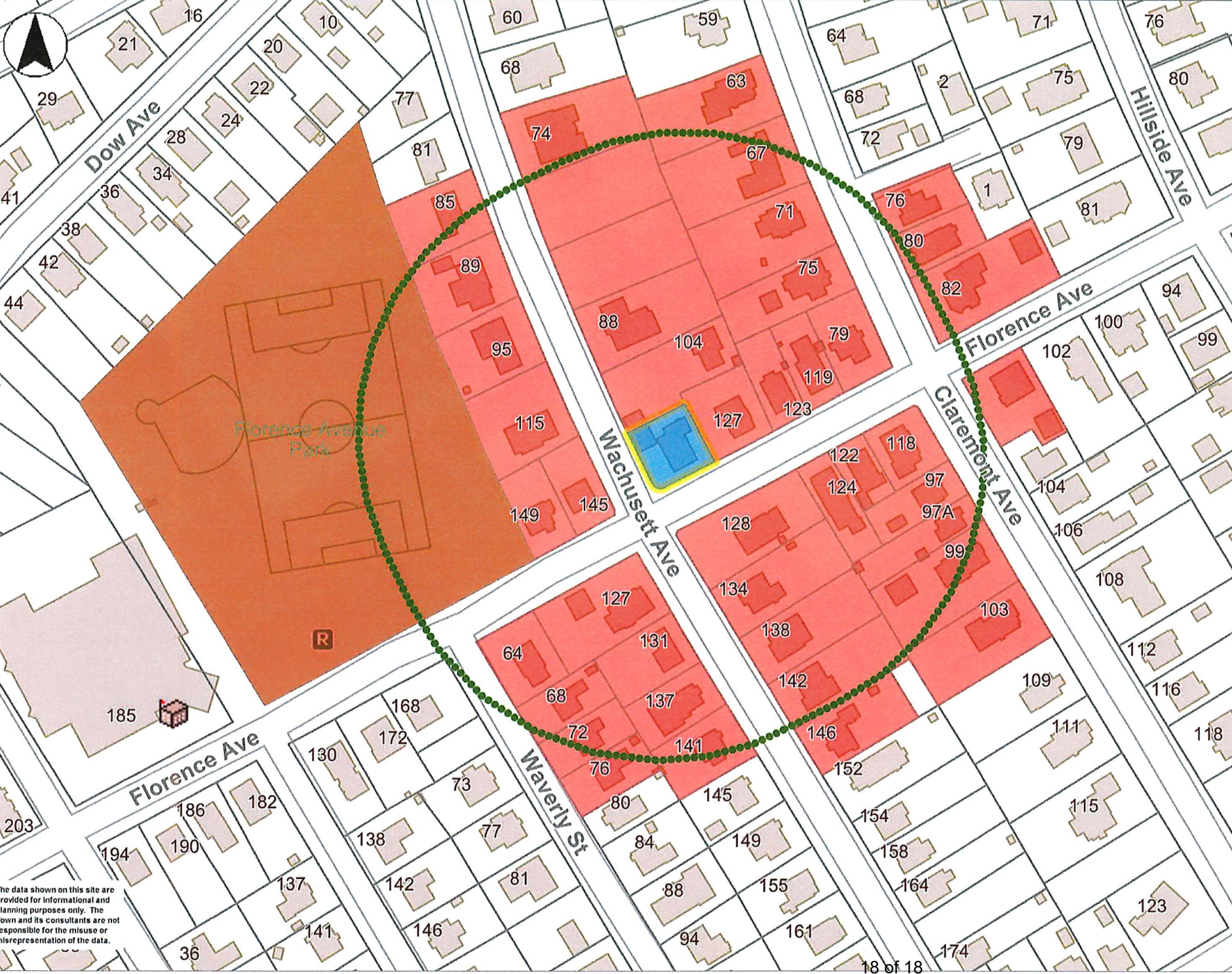


The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave
Arlington, MA 02476
P: 781.316.3050
E: assessors@town.arlington.ma.us



- Places by Category
- Police Station
 - Fire Station
 - School
 - Library
 - Public Works
 - Recreation - Facilities
 - Recreation - Fields Cc
 - Recreation - Fields Cc
 - Open Space: Conserv
 - Open Space - Minuter
 - Open Space - Labels
 - Open Space
 - Town, State, or Other Town Ow
 - MA Highways
 - Interstate
 - US Highway
 - Numbered Rout
 - Abutting Towns
 - Town Boundary
 - Parcels
 - Buildings
 - Cemetery - Roads
 - Road1
 - Road2
 - Road3
 - Road4
 - Pavement Markings
 - Impervious Surface - I
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Bike Path
 - Roads - For Large Sc
 - Roads - For Small Sc
 - Major Road
 - Local Road
 - Master Plan Base Map
 - Water Line
 - Water Body



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.